


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 1801 Portal Street		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE:

July 18, 2011

REQUEST

The Department of Planning has received Steven Musick's Board of Municipal and Zoning Appeals (BMZA) application, on behalf of Wire Recycle LLC, to use the portion of the premises known as Suite G, Bay F, for storage and processing of scrap copper wire. We understand that this appeal is scheduled for hearing on August 2, 2011.

SITE

1801 Portal Street is located on the southeast corner of the intersection with Holabird Avenue. This property measures approximately 357'2" along Holabird Avenue by 420'10" and contains approximately 3.724 acres, and is currently improved with a one-story commercial/industrial building covering approximately 1.5 acres. This site is zoned M-2-1 and is located within the Southeast Neighborhoods Development (SEND) Strategic Neighborhood Action Plan area.

ANALYSIS

Conditional Use: In this zoning district, recycling collection stations and recyclable materials recovery facilities, with outdoor storage of materials, are conditional uses, requiring approval by the Board (§7-307). The proposed use would be located in the Holabird Business and Industrial Park, which was redeveloped for light industrial and commercial uses. The building proposed for this use has no outdoor storage area associated with it. The building has large parking areas and a series of loading docks for trucks, making it usable for indoor storage of recyclable materials.

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). The amount of off-street parking required for a manufacturing, processing and reclaiming facility is one parking space per four employees, plus one per company or business vehicle maintained on the premises (§10-405.16). The applicant has not specified the number of employees or the number of vehicles that would be maintained on the premises; however, there is ample off-street parking provided surrounding the building.

Sustainability: The proposed business occupant of the property is a recycler of copper, and re-use of existing metals eases demand for mining and smelting, thus reducing both the use of raw materials and the production of greenhouse gasses and air pollution.

RECOMMENDATION

The Department of Planning recommends approval of the appeal.

TJS/wya/mf

Southeast

cc: Steven Musick, Appellant